

December 16, 2021

Notice of Waived Public Hearings

At the Regular Council meeting of December 6, 2021, Council adopted a motion waiving the requirement to hold a Public Hearing for the following matters, pursuant to Section 464 (2) of the *Local Government Act*.

Abbotsford Council will consider third reading of these bylaws at the Regular Council meeting following the 6:00 pm virtual Public Hearing on December 20, 2021, in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C. Video of this meeting will be streamed live, as well as archived, on the City's website at www.abbotsford.ca/watchcouncilonline. The foyer of the Matsqui Centennial Auditorium will be open to the public to attend to hear, or watch and hear, the live stream of this meeting.

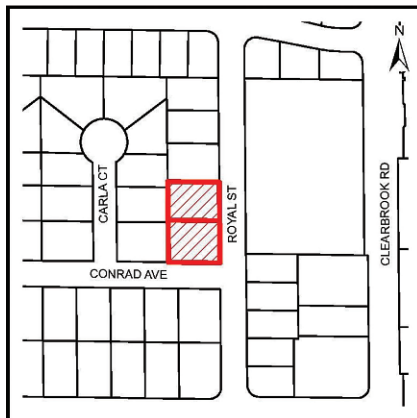
Those who believe their interest in property is affected by the proposed bylaws are encouraged to submit feedback electronically to the City Clerk at cityclerk@abbotsford.ca, by mail to: City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7, or deliver in person (appointment is necessary) to City Hall 5th floor at the above address. In order for feedback to be considered by Council, it should be received by 12 noon on December 20, 2021.

If you would like to inquire about speaking remotely during the Regular Council meeting, please contact the City Clerk's Office, by 12 noon on December 20, 2021, at 604-864-5506, or cityclerk@abbotsford.ca. Alternatively, you can attend the Council meeting in person (subject to applicable *Public Health Act* orders at that time). Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.

The following is a synopsis of the bylaws amending the Zoning Bylaw and Land Use Contract No. 13 of the City of Abbotsford, and is not deemed to be an interpretation. A copy of each of these bylaws can be viewed at the Reception area (1st floor, City Hall, 32315 South Fraser Way) between 8:30am and 4:30pm, Monday to Friday (excluding statutory holidays), from December 7, 2021 to December 20, 2021 or the full planning report for each of the respective bylaws can be viewed on our website. Report URLs are noted within each of the following Bylaw descriptions.

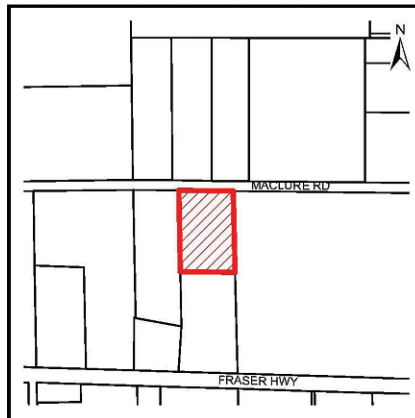
If you have any questions, please contact Planning Services Staff at 604-864-5510.

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3197-2021



SUBJECT LAND: 3059 Royal Street and 31937 Conrad Avenue
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3197-2021 is adopted, the applicant proposes to develop a four lot subdivision.
REPORT URL: www.abbotsford.ca/PDS110-2021

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3202-2021



SUBJECT LAND: 28494 Maclure Road
PURPOSE: If Bylaw No. 3202-2021 is adopted, a site specific text amendment would permit an Accessory Full-Time Employee Residential Use (AFERU) within the Agricultural One Zone (A1) for the property located at 28494 Maclure Road.
REPORT URL: www.abbotsford.ca/PDS109-2021

LAND USE CONTRACT NO. 13 DISCHARGE BYLAW BYLAW NO. 3203-2021



SUBJECT LAND: 2170 Oakridge Crescent
CURRENT LAND USE REGULATION: Land Use Contract No. 13
PURPOSE: If Bylaw No. 3203-2021 is adopted, Land Use Contract No. 13 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Hybrid Zone (RSH) would then regulate development and permit construction of a single detached dwelling.
REPORT URL: www.abbotsford.ca/PDS108-2021

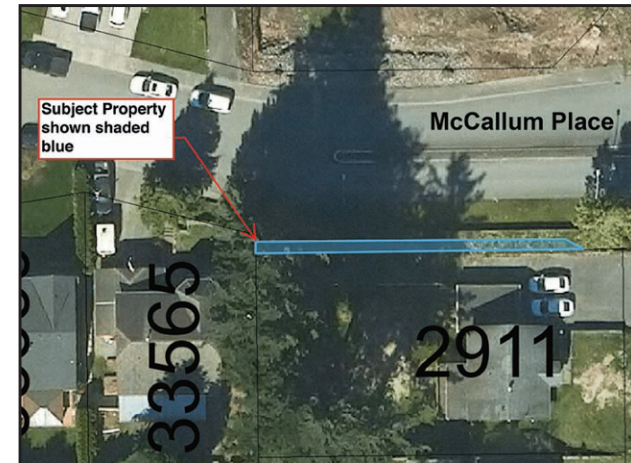


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Notice of Intention to Dispose of City Owned Property

The Council of the City of Abbotsford Pursuant to the *Community Charter*, gives notice of intention to dispose of the following City owned property:



Legal Description: PID 031-576-702 That Part of Section 21 Township 16 New Westminster District shown on Plan EPP111829, having an area of 32 m² and as shown outlined and shaded blue on the attached aerial photo.
Civic Address: 33500 Block McCallum Road
Property Description: (sketch)
Nature of Disposition: Fee Simple Transfer
Purchaser: Lucern Construction Ltd.
Consideration to be received by the City for the disposition: \$48,000

This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Real Estate Services Division, City of Abbotsford, 32315 South Fraser Way, Abbotsford, B.C., V2T 1W7, or Telephone 604.864.5679, Monday to Friday, between 8:30 a.m. and 4:30 p.m., excluding holidays.

Council Meetings

The next Council meetings take place on

December 20, 2021:

Executive Committee December 20, 3:00 PM

Regular Council December 20, 6:00 PM

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, members of the public are permitted to attend Council meetings, while masks are required to attend indoor events.

Council meetings will be streamed live and archived at www.abbotsford.ca/watchcouncilonline.

To view agendas, please visit www.abbotsford.ca/ams.

The above measures will remain in place until further notice from the Provincial Health Officer.

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Notice of Public Hearing (Virtual) to consider amendments to Abbotsford Official Community Plan Bylaw, 2016; and Abbotsford Zoning Bylaw, 2014

Abbotsford Council will hold a Public Hearing (virtually) beginning at 6:00 pm on December 20, 2021, in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., under the provisions of the *Local Government Act* to consider the following bylaws. At the virtual Public Hearing, all persons who believe their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of the hearing. Video of this meeting will be streamed live, as well as archived, on the City's website at www.abbotsford.ca/watchcouncilonline. The foyer of the Matsqui Centennial Auditorium will be open to the public to attend to hear, or watch and hear, the live stream of this meeting.

The public will have an opportunity to participate virtually at the Public Hearing. If you would like to inquire about speaking remotely during the virtual Public Hearing, please contact the City Clerk's Office, by 12 noon on December 20, 2021, at 604-864-5506, or cityclerk@abbotsford.ca. Alternatively, you can attend the Public Hearing in person (subject to applicable Public Health Act orders at that time). Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.

Those who believe their interest in property is affected by the proposed bylaws are encouraged to submit feedback electronically to the City Clerk at cityclerk@abbotsford.ca, by mail to: City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7, or deliver in person (appointment is necessary) to City Hall 5th floor at the above address. In order for written feedback to be considered by Council before the virtual Public Hearing, it should be received by 12 noon on December 20, 2021.

The following is a synopsis of the bylaws amending the Official Community Plan and Zoning Bylaw of the City of Abbotsford, and is not deemed to be an interpretation. A copy of each of these bylaws can be viewed at the Reception area (1st floor, City Hall, 32315 South Fraser Way) between 8:30am and 4:30pm, Monday to Friday (excluding statutory holidays), from December 7, 2021 to December 20, 2021 or the full planning report can be viewed on our website. The Report URL is noted within the following bylaw description.

If you have any questions, please contact Planning Services Staff at 604-864-5510.

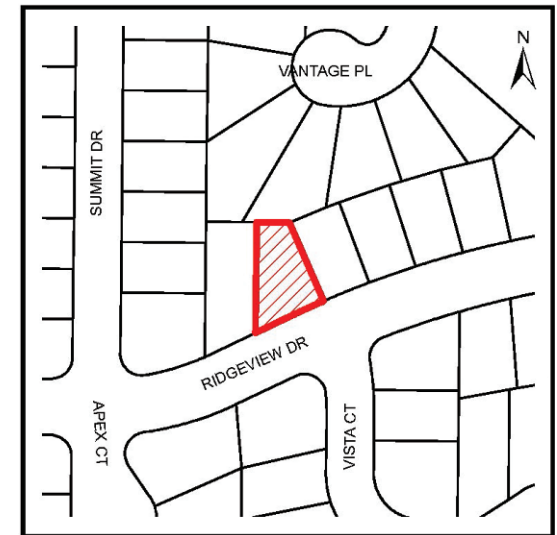
ABBOTSFORD OFFICIAL COMMUNITY PLAN, AMENDMENT BYLAW NO. 3177-2021; and ABBOTSFORD ZONING AMENDMENT BYLAW, BYLAW NO. 3178-2021



SUBJECT LAND:	3343 Townline Road
CURRENT OCP DESIGNATION:	Urban 4 – Detached
PROPOSED OCP DESIGNATION:	Urban 4 – Detached and Urban 2 – Ground Oriented
CURRENT ZONING:	Residential Zone (RS5), Residential Zone (RS5-A) and High Density Townhouse Zone (RM60)
PROPOSED ZONING:	Residential Zone (RS5) and High Density Townhouse Zone (RM60)
PURPOSE:	If Bylaw No. 3177-2021 is adopted, a portion of the land will be redesignated from Urban 4 – Detached to Urban 2 – Ground Oriented; and If Bylaw No. 3178-2021 is adopted, an expansion of the area zoned High Density Townhouse (RM60) will be permitted on the subject land, to allow the construction of a 68 unit townhouse development and 10 lot residential subdivision.
REPORT URL:	www.abbotsford.ca/PDS111-2021

NOTICE OF PUBLIC INFORMATION MEETING (VIRTUAL)

Online consultation for proposed amendment to Official Community Plan Bylaw, 2016 for property located at 31311 Ridgeview Drive



The public is invited to review the proposed Official Community Plan (OCP) Amendment and provide their feedback by visiting the Let's Talk Abbotsford online engagement portal. This platform will allow the City to consult with the public on a proposal to amend the City's OCP. The City of Abbotsford has received an application for a site specific Official Community Plan (OCP) Amendment to permit an accessory home daycare for up to 28 children.

There is an opportunity to provide comments at the end of the survey on the online engagement portal; however, if you have any questions, please contact Planning Services at 604-864-5510 or planning-info@abbotsford.ca.

Engagement Portal: www.letstalkabbotsford.ca/ocpamendmentprj19-093-2

Consultation Period: December 7, 2021 (8:30 am) to January 7, 2022 (4:30 pm)

For more Information: Contact Planning Services at 604-864-5510 or planning-info@abbotsford.ca

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